

AMENDING OFFICIAL ZONING MAP

PORTION OF 3216 AND 3234 AND ALL OF 3238 AND 3240 HORSE PEN CREEK ROAD AND ALL OF 4209 AND 4213 PIERMONT DRIVE, GENERALLY DESCRIBED AS SOUTH OF HORSE PEN CREEK ROAD AND WEST OF PIERMONT DRIVE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from **CD-PI (Public and Institutional)** and **R-3 (Residential Single Family - 3)** to **PUD (Planned Unit Development)**.

The area is described as follows:

Being a portion of the property of Young Men's Christian Association described in Deed Book 5148, Page 1765, Book 8170, Page 392, and Book 8163, Page 2516, Guilford County Registry (GCR), lying in the town of Greensboro, Morehead Township, Guilford County, North Carolina; property of William M. and Judy P. Aydelette, described in Deed Book 4252, Page 1761, Guilford County Registry (GCR), lying in the town of Greensboro, Morehead Township, Guilford County, North Carolina; property of Carol B. Aydelette, William M. Aydelette, Judy P. Aydelette, described in Deed Book 8189, Page 1056, Guilford County Registry (GCR), lying in the town of Greensboro, Morehead Township, Guilford County, North Carolina; property of CATO Investment Properties LLC, described in Deed Book 8192, Page 2596, Guilford County Registry (GCR), lying in the town of Greensboro, Morehead Township, Guilford County, North Carolina; property of William M. and Judy P. Aydelette, described in Deed Book 6106, Page 1792, Guilford County Registry (GCR), lying in the town of Greensboro, Morehead Township, Guilford County, North Carolina.

COMMENCING from an iron pipe, said pipe being the southeast corner of the Young Men's Christian Association, as described in Deed Book 5148, Page 1765 of the GCR and said iron pipe also being the southwest corner of William M. and Judy P. Aydelette, as described in Deed Book 6106 Page 1792 of the GCR, thence North 88°45'04" East 213.57 feet also the northern line of Noble Academy as recorded in Book 7210 Page 2232 to the point of BEGINNING; thence a line through the property of William M. and Judy P. Aydelette as described in Deed Book 6106 Page 1792 of the (GCR) North 00°16'00" East 99.80 feet to a point; thence a line through the property of William M. and Judy P. Aydelette as described in Deed Book 6106 Page 1792 of the (GCR) North 89°14'07" West 173.29 feet to a point; thence a line through the property of the Young Men's Christian Association as recorded in Book 8170 Page 392 and William M. and Judy P. Aydelette as recorded in Book 6106 Page 1792 running North 03°43'00" East 443.84 feet to a point; thence a line through the property of Young Men's Christian Association as recorded in Book 8170 Page 392 and Book 5148 Page 1765 North 03°43'00" East 17.80 feet to a point, thence a line through the property of Young Men's Christian Association as recorded in Book 8170 Page 392 and Book 5148 Page 1765 North 03°56'21" East 203.29 feet to a point, thence a line through

the property of Young Men's Christian Association as recorded in Book 8170 Page 392 and Book 5148 Page 1765 North 17°22'14" West 28.79 feet to a point being the right-of-way of Horse Pen Creek Road; Thence with the right-of-way of Horse Pen Creek Road, the following 6 calls: South 89°09'11" East 73.77 feet to an existing iron pipe, South 88°51'47" East 60.20 feet to an existing iron pipe, South 87°51'02" East 150.00 feet to a point, South 86°32'22" East 109.14 feet to a point, South 86°04'49" East 44.53 feet to a point, South 86°04'49" East 93.72 feet to a point, Thence with the right-of-way of Piermont Drive, the following 8 calls: South 22°12'22" East 32.82 feet to a point, South 05°35'52" West 20.00 feet to a point, South 84°24'08" East 2.41 feet to a point, South 05°44'45" West 336.90 feet to a point, South 05°44'45" West 194.85 feet to a point, South 05°05'43" West 89.39 feet to a point, South 05°05'43" West 72.77 feet to a point, South 01°56'35" West 2.89 feet to a point, thence South 88°45'04" West 289.68 feet to an iron pipe also the northern line of Noble Academy as recorded in Book 7210 Page 2232, thence South 88°45'04" West 47.56 feet also the northern line of Noble Academy as recorded in Book 7210 Page 2232 to a point and place of the BEGINNING and being approximately 8.83 +/- acres according to a survey prepared by Jeffery Caison, PLS.

Section 2. That the zoning amendment from CD-PI (Conditional District Public and Institutional) and R-3 (Residential Single Family - 3) to PU (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. Uses limited to a maximum of 250 dwelling units.
2. There shall only be one vehicular access point to the eastern portion of the property with parcel number 80395 (currently addressed as 3216 Horse Pen Creek Road).
3. There shall be two pedestrian cross-access points to the property with parcel number 80395 (currently addressed as 3216 Horse Pen Creek Road).
4. There shall be a maximum of two vehicular access points on Piermont Drive with the northern most access point being a minimum of 180 feet from Horse Pen Creek Road.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **PUD (Planned Unit Development)** zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on January 3, 2023.